

**STRATA PLAN NW2050, CYPRESS POINT,
ANNUAL GENERAL MEETING
THURSDAY, DECEMBER 5, 2019 AT 7:03 PM
THE PAVILION LOUNGE, 7531 MINORU BOULEVARD,
RICHMOND, B.C. V6Y 1Z3**

In Attendance at the start of the meeting: 34 Strata lots represented in person:
10 Strata lots represented by proxy
 44 Total Strata Lots

1. CALL TO ORDER:

The meeting was called to order at 7:03 PM by the Council President, Gordon Farrell.

- ## 2. CERTIFICATION OF PROXIES

Audrey Montero advised 10 proxies had been certified.

- ### 3. NOTICE OF QUORUM

The requirement of the NW2050 By-Laws state that one third (36) of the persons entitled to vote (106) in person or by proxy constitutes a quorum. We have 35 owners in person and 10 by proxy for a total of 45 owners eligible to vote, which is a quorum.

- #### 4. PROOF OF NOTICE OF MEETING OR WAIVER

Notice of this meeting was sent out on November 09, 2018 and November 11, 2019 to the last known address of each owner via Canada Post, electronic email to one owner which is out of the country or hand delivery thereby giving owners the notice required as per the Strata Property Act.

- ## 5. INTRODUCTION OF HEAD TABLE

The Council President, Gordon Farrell, introduced the Head Table. Daryl Foster Strata Advisor for CHOA, was in attendance.

Motion: to approve the election of Daryl Foster from CHOA to chair the meeting

Moved: 302

Seconded: 330

Carried unanimously

- ## 6. APPROVAL OF NOVEMBER 4, 2018 ANNUAL GENERAL MEETING MINUTES

It was **MOVED** by (117) and **SECONDED** by (122) to adopt the minutes of the Annual General Meeting held on December 4, 2018. It was carried by majority vote, none opposed.

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7. Reports 2019

- a. President's and Treasurer's 2019 Reports were included in the Annual General Meeting Package.
- b. Cypress Point Operating Budget & Finance Report 2019: was included in the Annual General Meeting Package.

It was **MOVED** by (319) and **SECONDED** by (207) to approve the proposed 2019 Cypress Point Operating Budget. This motion was carried by majority vote. None opposed.

- c. The Shared Facilities Operating Budget & Finance Report for 2019 was included in the Annual General Meeting Package.

8. CONSIDERATION OF ¾ VOTE SPECIAL RESOLUTIONS

- a. RESOLUTION A

BE IT RESOLVED BY A ¾ VOTE RESOLUTION THAT:

The Owners of Strata Plan NW2050 approve transferring the 2019 year-end accumulated surplus in the operating account to the Contingency Fund / transferring the 2019 year end accumulated deficit in the operating account from the Contingency Fund.

It was **MOVED** (313) and **SECONDED** (114) to approve Resolution A. This motion was carried unanimously with 0 abstentions

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b. RESOLUTION B

An owner registered and received a voting card after the beginning of the meeting bringing the total voters to 45.

BE IT RESOLVED BY A $\frac{3}{4}$ VOTE RESOLUTION THAT:

The Owners of Strata Plan NW2050 approve replacing the carpets in Buildings A, B, and C for the total cost of \$130,000 to be paid by special levy in three equal payments starting on February 15, April 15, and June 15, 2020. (For example for the amount of \$1,226.42 the levy is divided by 3 months of equal payments is \$408.80 for February, April and June, 2020)

After some discussion, Resolution B containing the replacement of carpets in Building A, B, and C was voted on.

It was **MOVED** (313) and **SECONDED** (218) to approve resolution B. This motion was carried 11 opposed 34 in favor 0 abstentions

9. ELECTION OF NEW COUNCIL FOR 2019

The Chair noted that all current council members were willing to stand again, with the exception of Billy Leung and asked for nominations from the floor.

Murray Thompson presented himself to offer his help as a Strata Council Member.

Motion: To close nominations

Moved: 123

Seconded: 122

Carried unanimously

The following owners were nominated for Council 2019.

- | | |
|----------------------|----------|
| 1. Gordon Farrell | Unit 302 |
| 2. Carole Borthwick | Unit 330 |
| 3. Linda McLaren | Unit 232 |
| 4. Joanne Parkinson | Unit 332 |
| 5. Lindsay Armstrong | Unit 120 |
| 6. Cyrus Pun | Unit 135 |
| 7. Murray Thompson | Unit 118 |

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The motion to elect the council as nominated was **MOVED** (313) and **SECONDED** (109). It was carried unanimously.

10. Termination –

The Annual General Meeting was terminated at 7:40pm It was **MOVED** (117) and **SECONDED** (222) to terminate the meeting. The motion was carried unanimously.

11. Raffle

Gordon Farrell
President

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Cyrus Pun
Vice-President

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Treasurer

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Murray Thompson

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Office is located in the lobby of 7511 Minoru Boulevard (Building A)

Cypress Website is: <http://www3.telus.net/public/NW2050/>
Password for the minutes is their date in numeric form.
e.g. August 17, 2017.pdf is 170817